0534668

REFERENCE

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
2123 Belcourt Avenue
Suite 104
Nashville, TN 37212

99 JAN -8 PM 3:49

BOOK 11289 PAGE 786 REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Tracy R. Carter **821 Kirkwood Drive** **Nashville, TN 37208**	**SAME**	**118-2-174**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $103,000.00.

Tracy R. Carter
Affiant

Subscribed to and sworn before me this 7th day of January, 1998.

Notary Public

EVA M. LEMEH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of One Hundred Three Thousand Dollars ($103,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged THE HEIRS AT LAW OF BENNIE L. HOLT (collectively referred to herein as the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto TRACY R. CARTER (the "Grantee"), her heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

Land in the 7th, formerly the 10th Civil District of Davidson County, Tennessee, being the northerly half of Lot No. 34 on the map and survey showing the subdivision of a part of the Vaulx property made by Erle Drake, County Surveyor for said County, July 1st, 1921, but which map is not yet of record, and being more particularly described as follows:

Beginning at a point on the southerly margin of Kirkwood Avenue formerly Vaulx Lane, 1200 feet east of Craig Avenue and which point is also 360 feet off Alvin Avenue, said point being the corner of Lots 33 and 34; thence southerly with the line between said two lots 242 feet to a point halfway between Kirkwood and Midway Avenue; thence easterly 180 feet to the line between Lots 34 and 35 at a point halfway between said two Avenues; thence with said line northerly 242 feet to the southerly margin of Kirkwood Avenue; thence with the southerly margin of Kirkwood Avenue westwardly 180 feet to the beginning.

Being the same property conveyed to BENNIE L. HOLT, unmarried by deed from HAROLD READ AND WIFE, VIRGIE LEE L. READ, AND ELIZABETH READ, of record in Book 4217, page 230, Register's Office for said County. The said BENNIE L. HOLT having since died intestate.

This is improved real property known as 821 Kirkwood Drive, Nashville, TN 37204. This property is not the principal residence of any of the persons that constitute the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest

thereto belongs, to the Grantee, her heirs, legal representatives, successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 7th day of January, 1999.

HEIRS AT LAW OF BENNIE L. HOLT:

Ida Lee McNairy by Mary J. Gordon (Attorney-in-fact)
Ida Lee McNairy Brown by Mary J.. Gordon
Attorney-in-Fact for Ida Lee McNairy Brown
Pursuant to the Special Power of Attorney of
record in Book 11289, page 768
Register's Office of Davidson County,
Tennessee

Solonia Holt Knox by Mary J. Gordon Attorney-in-fact
Solonia Holt Knox by Mary J. Gordon
Attorney-in-Fact for Solonia Holt Knox
Pursuant to the Special Power of Attorney of
record in Book 11289, page 769
Register's Office of Davidson County,
Tennessee

Emma Holt by Mary J. Gordon Attorney-in-fact
Emma Holt by Mary J. Gordon
Attorney-in-Fact for Emma Holt
Pursuant to the Special Power of Attorney of
record in Book 11289, page 770
Register's Office of Davidson County,
Tennessee

John Lewis Robinson by Mary J. Gordon Attorney-in-fact
John Lewis Robinson by Mary J. Gordon
Attorney-in-Fact for John Lewis Robinson
Pursuant to the Special Power of Attorney of
record in Book 11289, page 771
Register's Office of Davidson County,
Tennessee

Virginia Holt by Mary J. Gordon Attorney-in-fact
Virginia Holt by Mary J. Gordon
Attorney-in-Fact for Virginia Holt
Pursuant to the Special Power of Attorney of
record in Book 11289, page 772
Register's Office of Davidson County,
Tennessee

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
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UNSATISFACTORY WHEN RECEIVED

Chantay Y. Dunn by Mary J. Gordon Attorney-in-Fact

Chantay Y. Dunn by Mary J. Gordon
Attorney-in-Fact for Chantay Y. Dunn
Pursuant to the Special Power of Attorney of
record in Book 11289, page 773
Register's Office of Davidson County,
Tennessee

Joseph Champion by Mary J. Gordon Attorney-in-Fact

Joseph Champion by Mary J. Gordon
Attorney-in-Fact for Joseph Champion
Pursuant to the Special Power of Attorney of
record in Book 11289, page 774
Register's Office of Davidson County,
Tennessee

William Tel Robinson by Mary J. Gordon Attorney in Fact

William Tel Robinson by Mary J. Gordon
Attorney-in-Fact for William Tel Robinson
Pursuant to the Special Power of Attorney of
record in Book 11289, page 775
Register's Office of Davidson County,
Tennessee

Bennie McNairy by Mary J. Gordon Attorney-in-Fact

Bennie McNairy by Mary J. Gordon
Attorney-in-Fact for Bennie McNairy
Pursuant to the Special Power of Attorney of
record in Book 11289, page 776
Register's Office of Davidson County,
Tennessee

Josephine Daly by Mary J. Gordon Attorney-in-Fact

Josephine Daly by Mary J. Gordon
Attorney-in-Fact for Josephine Daly
Pursuant to the Special Power of Attorney of
record in Book 11289, page 777
Register's Office of Davidson County,
Tennessee

Blanche Sutton by Mary J. Gordon Attorney-in-Fact

Blanche Sutton by Mary J. Gordon
Attorney-in-Fact for Blanche Sutton
Pursuant to the Special Power of Attorney of
record in Book 11289, page 778
Register's Office of Davidson County,
Tennessee

Loretta Gilliam by Mary J. Gordon Attorney-in-Fact

Loretta Gilliam by Mary J. Gordon
Attorney-in-Fact for Loretta Gilliam
Pursuant to the Special Power of Attorney of
record in Book 11289, page 779
Register's Office of Davidson County,
Tennessee

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Carlos Dunn, Sr. by Mary J. Gordon Attorney-in-Fact

Carlos Dunn, Sr. by Mary J. Gordon
Attorney-in-Fact for Heirs of Carlos Dunn, Sr.
Pursuant to the Special Power of Attorney of
record in Book 11289, page 780
Register's Office of Davidson County,
Tennessee

Robert Holt by Mary J. Gordon Attorney-in-Fact

Robert Holt by Mary J. Gordon
Attorney-in-Fact for Robert Holt
Pursuant to the Special Power of Attorney of
record in Book 11289, page 781
Register's Office of Davidson County,
Tennessee

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary J. Gordon, Attorney-in-Fact for Ida Lee McNairy Brown pursuant to the Special Power of Attorney of record in Book 11289, page 768, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of Ida Lee McNairy Brown.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 7th day of January, 1999.

Notary Public

My Commission Expires: March 25, 2000

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary J. Gordon, Attorney-in-Fact for Solonia Holt Knox pursuant to the Special Power of Attorney of record in Book 11289, page 769, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of Solonia Holt Knox.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 7th day of January, 1999.

Notary Public

My Commission Expires: March 25, 2000

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary J. Gordon, Attorney-in-Fact for Emma Holt pursuant to the Special Power of Attorney of record in Book 11289, page 770, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of Emma Holt.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 7th day of January, 1999.

Notary Public

My Commission Expires: March 25, 2002

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary J. Gordon, Attorney-in-Fact for John Lewis Robinson pursuant to the Special Power of Attorney of record in Book 11289, page 771, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of John Lewis Robinson.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 7th day of January, 1999.

Notary Public

My Commission Expires: March 25, 2000

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary J. Gordon, Attorney-in-Fact for Virginia Holt pursuant to the Special Power of Attorney of record in Book 11289, page 772, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of Virginia Holt.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 7th day of January, 1999.

Notary Public

My Commission Expires: March 25, 2000

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary J. Gordon, Attorney-in-Fact for Chantay Y. Dunn pursuant to the Special Power of Attorney of record in Book 11289, page 773, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of Chantay Y. Dunn.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 7th day of January, 1999.

Notary Public

My Commission Expires: March 25, 2000

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary J. Gordon, Attorney-in-Fact for Joseph Champion pursuant to the Special Power of Attorney of record in Book 11289, page 2101, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of Joseph Champion.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 7th day of January, 1999.

Notary Public

My Commission Expires: March 25, 2000

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary J. Gordon, Attorney-in-Fact for William Tel Robinson pursuant to the Special Power of Attorney of record in Book 11289, page 775, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of William Tel Robinson.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 7th day of January, 1999.

Notary Public

My Commission Expires: March 25, 2000

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary J. Gordon, Attorney-in-Fact for Bennie McNairy pursuant to the Special Power of Attorney of record in Book 11289, page 776, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of Bennie McNairy.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 7th day of January, 1999.

Notary Public

My Commission Expires: March 25, 2000

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary J. Gordon, Attorney-in-Fact for Josephine Daly pursuant to the Special Power of Attorney of record in Book 11289, page 777, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of Josephine Daly.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 7th day of January, 1999.

Notary Public

My Commission Expires: March 25, 2000

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary J. Gordon, Attorney-in-Fact for Blanche Sutton pursuant to the Special Power of Attorney of record in Book 11289, page 778, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of Blanche Sutton.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 7th day of January, 1999.

Notary Public

My Commission Expires: March 25, 2000

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State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary J. Gordon, Attorney-in-Fact for Loretta Gilliam pursuant to the Special Power of Attorney of record in Book 11239, page 779, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of Loretta Gilliam.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 7th day of January, 1999.

Notary Public

My Commission Expires: March 25, 2000

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary J. Gordon, Attorney-in-Fact for Carlos Dunn, Sr. pursuant to the Special Power of Attorney of record in Book 11239, page 780, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of Carlos Dunn, Sr.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 7th day of January, 1999.

Notary Public

My Commission Expires: March 25, 2000

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary J. Gordon, Attorney-in-Fact for Robert Holt pursuant to the Special Power of Attorney of record in Book 11289, page 781, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of Robert Holt.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 7th day of January, 1999.

Notary Public

My Commission Expires: March 25, 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11289 PAGE 794

CAMT	103000.00
CON TX	381.10
PRFEE	1.00
WDEED	32.00
CFEE	2.00
TOTAL	416.10
CHECK	416.10

01/08/99 01 15:46 0001 0582

053468
IDENTIF. ↑ RECEIVED FOR RECORD
99 JAN -8 PM 3:49
DAVIDSON COUNTY, TN.
REGISTER

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409950